



**TOWN OF WINCHESTER ZONING BOARD OF APPEALS**  
**Town OF Winchester Town Hall**  
**338 Main Street, 2<sup>nd</sup> Floor – Lee Ann LaClaire Room, Winsted**  
**April 26, 2022 – 7:00PM**  
**Regular Meeting Minutes**

**1. ROLL CALL:**

Chairman Paul Marino called the meeting to order, noting that the following individuals were present in addition to himself: Ron Dew, Aubrey English, John Pollack, and Alternate David Carter. Mr. Allen was absent excused. Mr. Carter was seated in his stead.

**2. EXPLANATION OF PROCEDURE:**

Mr. Marino explained that approvals from this Board require four affirmative votes from five seated members. Mr. Marino outlined the process of the meeting including the opportunity for the applicant to present their proposal, a chance for the Board to ask questions followed by the same opportunity for any member of the public that might be present wishing to do so.

**3. PUBLIC HEARINGS – VARIANCE APPLICATIONS & DECISIONS; APPEALS.**

**A. ZBA #22-5296 – Variance Location: 954 Main Street Applicant: Ansim Ansari Owner: SAN, LLC Proposal: Front Yard Setback for Expanded Canopy Over Gas Pumps.**

Staff reported a request for a continuance was received as the applicant sought to update his plans.

**MOTION:** Mr. English, Mr. Dew second, to continue Application 22-5296 for a variance at 954 Main Street; unanimously approved.

**B. ZBA #22-5297 – Special Exception Location: 401 West Wakefield Boulevard Applicant: Randall M. Bauer Owner: Randall M. Bauer and Jennifer M. Bauer Proposal: Add Second Floor Addition Over Garage.**

Randall Bauer, accompanied by Architect Don Taranelli, appeared before the board regarding this application. Mr. Bauer submitted the Certificate(s) of Mail serving as evidence that copies of the legal notice for the public hearing had been provided to the abutting property owners. He noted that the application was for an addition over the garage to create some additional storage space and to also add a mechanical room in that new space.

Mr. Bauer confirmed that the footprint of the dwelling would not change. He noted that the easterly side of the dwelling will be modified with the closets being modified to full wall height with the overhang to be extended to mirror the rest of the house. Mr. Taranelli indicated the overhang is about 18" but less than what is permitted by the Zoning Regulations.

Mr. Bauer noted the house had no basement.

The hearing was open to the public. No comment was received. The hearing was closed.

**MOTION:** Mr. Marino, Mr. English second, to grant a Special Exception pursuant to III.C.4.b. of the Zoning Regulations for Application # 22-5297 to extend second floor over the garage to single-family residence, per the drawings submitted, for the property located at 401 West Wakefield Boulevard; unanimously approved.

As Mr. Marino was the applicant on the following application, he seated Mr. Pollack, to act in his stead as chairman.

**C. ZBA #22-5298 – Variance Location: 680 East Wakefield Boulevard Applicant/Owner: Paul J. Marino Proposal: Remove Existing Accessory Building and Construct 22’x26’ Two-Car Garage with Second Floor Bonus Room.**

Paul Marino, accompanied by Architect Don Taranelli, appeared before the board regarding this application. He reported having already received approval from the Inland Wetlands and Watercourses Commission.

Mr. Marino explained that his designed plan was to address several goals. He noted that a second residence is located inches from the boundary line. Mr. Marino explained that the plan was to demolish that and add a garage closer to the home, and further away from the road.

An additional goal of his project was to address the water problem at his property, according to Mr. Marino. He noted that by removing the second residence, the asphalt that is located between it and the road, and installing a grassy berm, the topography will be modified enough to divert most of the water to the Town’s catch basin. Additionally, Mr. Marino reported that the existing asphalt driveway will be replaced with pervious pavers with drainage. The water will be directed to a catch basin that will catch sediment before an eventual discharge into the lake. Mr. Marino indicated the existing deck and shed will be removed and a garage with a bonus room above will be added.

Mr. Marino noted that while the sideyard setbacks cannot be met, the proposed design will be less non-conforming while at the same time reducing the impervious surface coverage by 12%. Mr. Marino reviewed the architectural plans.

Mr. Marino reported having received positive comments from neighbors. He distributed copies of an email from Wayne Warren of 720 Lake Drive, who was in favor of the proposal. He also shared a positive referral from Department of Public Works Director Jim Rollins, who had opined the proposal as the best possible solution for the stormwater runoff.

Mr. Pollack questioned whether the Town would have to make any improvements to the road. Mr. Marino noted that Mr. Rollins had indicated that catchbasins were needed for the hills in this area. He reported that this is part of the Town’s overall plan but not part of the Phase I or the pending bonding proposal. Mr. Carter questioned the drainage planned, noting that the piping begins at the garage and flows into the lake. Mr. Marino explained that those pipes were laid as part of a project approved by former Town Planner Steve Sadlowski.

The hearing was open to the public. No comment was received. The hearing was closed.

**MOTION:** Mr. Pollack, Mr. Dew second, to grant a Variance pursuant to II.G.b.ii. of the Zoning Regulations for Application # 22-5298 for a 28.5’ westerly side yard variance and a 26’ easterly side yard variance for a 22’x26’ two-car garage with second floor bonus room, per the drawings submitted, for the property located at 680 East Wakefield Boulevard; unanimously approved.

Following the motion but prior to the vote, the board discussed the application. Mr. Pollack indicated that he has been familiar with the property for thirty to forty years, and that with the little front house close to the road, it has always posed a hazard. This project will reduce the property’s nonconformity, according to Mr. Pollack. Mr. Carter concurred, noting the proposal will improve the drainage in this area. Mr. English agreed.

Following the discussion and dispensing of his application, Mr. Marino resumed the role of chairman.

**4. APPROVAL OF MINUTES.**

**A. February 22, 2022 Regular Meeting.**

**MOTION:** Mr. Dew, Mr. English second, to approve the February 22, 2022 Minutes; unanimously approved.

**5. CORRESPONDENCE.**

Mr. Carter reported his intended move from Winchester at the end of May, noting that this meeting would be his last with the Board. Mr. Carter was thanked for his service to this Board and moves from town with this board's best wishes.

**6. ADJOURNMENT.**

**MOTION:** Mr. English, Mr. Dew second, to adjourn at 7:38PM; unanimously approved.

**Respectfully submitted,**

**Pamela A. Colombie  
Recording Clerk**